



Case Number **ZC-17-175**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 9, 2018

Council District 7

Zoning Commission Recommendation:

Approval by a vote of 7-0

Opposition: 4 persons spoke, 61 letters submitted

Support: 14 letters submitted

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: **Arlington Heights United Methodist Church**

Site Location: 4217 Camp Bowie Boulevard, 1805 Hillcrest Street Mapsco: 75G

Proposed Use: **Retail/Commercial/Residential Unit**

Request: From: "F" General Commercial

To: PD/F Planned Development for all uses in "F" General Commercial with one residential unit; site plan included

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The proposed site is located at the intersection of Camp Bowie Boulevard, a commercial connector, and Hillcrest, a residential street. The applicant is proposing to change the zoning from "F" General Commercial to PD/F Planned Development for all uses in "F" General Commercial plus one residential unit with site plan.

The revised site plan changed the first floor from retail to office and second floor as office (9,600 sq. ft.). The third floor is an approximately 4,817 square foot residential living unit with three bedrooms and a two bay garage on the first floor. The applicant intends on living on the property full time as a resident. In response to a question as to whether this could be considered a security residence to the building, Legal and Zoning staff made a determination that it does not meet the intent of a security residence, e.g. dedicated staff with full time responsibility for the security of the property. The applicant has the option of requesting an Interpretation from the Board of Adjustment.

Any changes to the uses in the building from office will require a reconsideration of the parking count and possible amendment to the PD site plan.

At the December 13 Zoning Commission meeting, several property owners were present to speak in opposition. Concerns from the neighborhood continue to be the proposed height, parking and water runoff. The adjacent neighbor to the south has mentioned to staff that she would prefer that part of the screening fence remain open to preserve her views. The applicant was directed to provide a line of site for the parking adjacent to Hillcrest.

The revised site plan that reduces the overall footprint, slightly reduces the overall height by adding a sunken entry plaza 5 ft. on the west side along Hillcrest, and adds a plaza with a guardrail at 42”.

Standards	“F” General Commercial	“PD/F” Planned Development
Height	45 ft.	45 ft. from lowest pt. Complies Height will be measured at the average of the surface elevations.
Parking within 20 ft. Bufferyard (supplemental setback) Sect. 6.300	Permitted excluding within 5 ft. landscape bufferyard	Complies
Parking or Permanent Structures within Projected Yard (projected setback) Sect. 6.101	Not permitted Fences in front yard shall be no greater than 4 ft. and 50% open	Two parking spaces within setback 42”, 3 ½ ft. guardrail around plaza Waiver recommended for 2 parking spaces in setback
Parking within 250 ft. of One or Two-family	<p><u>4.705D3 A-5 One Family District:</u> Parking. Two spaces located behind the front building wall for dwelling units with three or fewer bedrooms, plus one space located behind the front building wall or in the driveway for each bedroom above three.</p> <p><u>Sect. No. 6.201 Office, professional building:</u> 2.5 spaces per 1,000 square feet of gross floor area</p> <p><u>Commercial business, retail sales and service:</u> 4 spaces per 1,000 square feet (25% reduction for conversion from a more restricted use)</p> <p><u>Restaurant (currently not proposed)</u> 1 space per 100 square feet</p> <p>Standard parking space 9 ft. x 18 ft.</p>	<p><u>First and Second Floor</u> (office) 9,600 sf = 24 spaces 9.2+14.8</p> <p><u>Third Floor</u> (residence-3 br + study) 2 spaces</p> <p>Total required: 26 spaces Total provided: 26 spaces</p> <p>24 Spaces Comply (Waiver required for 2 spaces in projected setback)</p> <p>Parking along Camp Bowie Boulevard is not considered on-site parking and cannot be counted toward this requirement.</p>
Residential use	Permitted only as security residence to a primary business	Primary Single-family residence Rezoning required; not a waiver
Dumpster enclosure	Optional	Applicant indicated not providing dumpster
Bike parking	Required	One rack required Will Comply

The following references below have been provided for clarification if needed.

Bufferyards 6.300

Parking in the supplemental setback:

Restrictions of the use of bufferyard and/or building setback areas. These areas are intended to serve as a buffer between potentially incompatible uses. Structures are not permitted to be located in these areas, nor can such areas be used for signs, dumpsters or other garbage containers, any type of storage or any nonresidential activity. **Passenger car parking, automobile and truck access** and loading or unloading of goods during the daylight hours shall be permitted within the building setback areas exclusive of the landscaped areas.

Yards 6.101

Multifamily/nonresidential districts adjacent to residential districts.

(1) For corner lots in multifamily and nonresidential districts that abut the front yard of a lot with residential zoning, the exterior minimum side yard requirements shall be the same as the front yard requirements of the adjacent residential lot.

(2) **Structures are not permitted** to be located in this yard area, nor can such area be used for **signage, garbage collection, loading and/or parking of vehicles**, any type of storage, or any nonresidential activity.

(3) This **required yard area** shall not be graveled or hard-surfaced, but **shall be maintained as open green space, save and except for necessary driveways**

Site Information:

Owner:	Arlington Heights United Methodist Church 4200 Camp Bowie Blvd Fort Worth, TX 76107
Agent:	Walter Matyastik
Acreage:	0.50 acres
Comprehensive Plan Sector:	Arlington Heights

Surrounding Zoning and Land Uses:

North	"C" Medium Density Multifamily / Church
East	"F" General Commercial / commercial
South	"A-5" One-Family / single-family
West	"F" General Commercial / parking lot

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Site Plan Comments:

The site plan as submitted is not in general compliance with the zoning regulations. The key deficiencies are:

1. A primary residence in commercial districts is not permitted as security for the business. **(rezoning required – not a site plan waiver)**
2. 26 minimum parking spaces are required based on the gross floor area of the proposed office and residential uses. 26 spaces are provided.
3. Site plan indicates two parking spaces within 20 ft. projected front yard setback along Hillcrest where no permanent structures or required parking permitted. **(waiver required)** Should the waiver not be granted the site would be deficient by two parking spaces.
4. Add vicinity map back to the site plan.

Zoning Commission recommended a waiver to item #3 noted above.

Transportation/Public Works (TPW): No comments have been submitted at this time.

Platting: No comments have been submitted at this time.

TPW Stormwater: No comments have been submitted at this time.

Fire: Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all

times.

The City of Fort Worth has adopted the 2015 International Fire Code as its current fire code. The City of Fort Worth also has adopted amendments to this code. The City of Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/ (click on Bureau of Fire Prevention

Parks Department: PARD/PDP: This development is within the boundaries of Park Planning District 4 and the Neighborhood and Community Park Dedication Policy applies. Please contact the PARD to confirm the number of residential units to be constructed, so that the appropriate amount of fees can be confirmed prior to you attempting to acquire a building permit. There is a required \$500.00 PDP fee due for each new residential unit to be constructed. All fees must be paid in full, at or before the time of applying for a building permit. No City permits will be issued until the PDP fees have been paid. Call Joe Janucik at 817-392-5706 for additional information.

Comments made by TPW, Platting, Fire and Water staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute TPW, Platting, Water or Fire acceptance of conditions; traffic code will be applied to the project.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Camp Bowie Blvd	Commercial Connector	Commercial Connector	No
Hillcrest St	Two-Way Residential	Two-Way Residential	No

Public Notification:

300 foot Legal Notifications were mailed on September 22, 2017.

The following organizations were notified: (emailed September 18, 2017)

Organizations Notified	
Fort Worth League of Neighborhood Associations, INC.	Streams and Valleys Inc
Arlington Heights NA*	Trinity Habitat for Humanity
Westside Alliance	North Hi Mount NA
Cultural District Alliance	Crestline Area NA
	Fort Worth ISD

*Located within a registered Neighborhood Association**

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to PD/F Planned Development for all uses in "F" General Commercial plus one residential unit. Surrounding land uses consist of a church to the north, parking lot to the west, single-family to the south, commercial to the east.

The height of the proposed development is consistent with the F zoning district and can serve as a transitional use and structure; it **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency:

The 2017 Comprehensive Plan designates the subject property as Institutional; likely because it is currently owned by a church and used as a church parking lot. However, the proposed uses can serve as a transition between the residential homes and Camp Bowie Blvd. both in use and building size. For these reasons, the proposed zoning change would be consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on conformance with the future land use map, policy stated above, and site plan, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

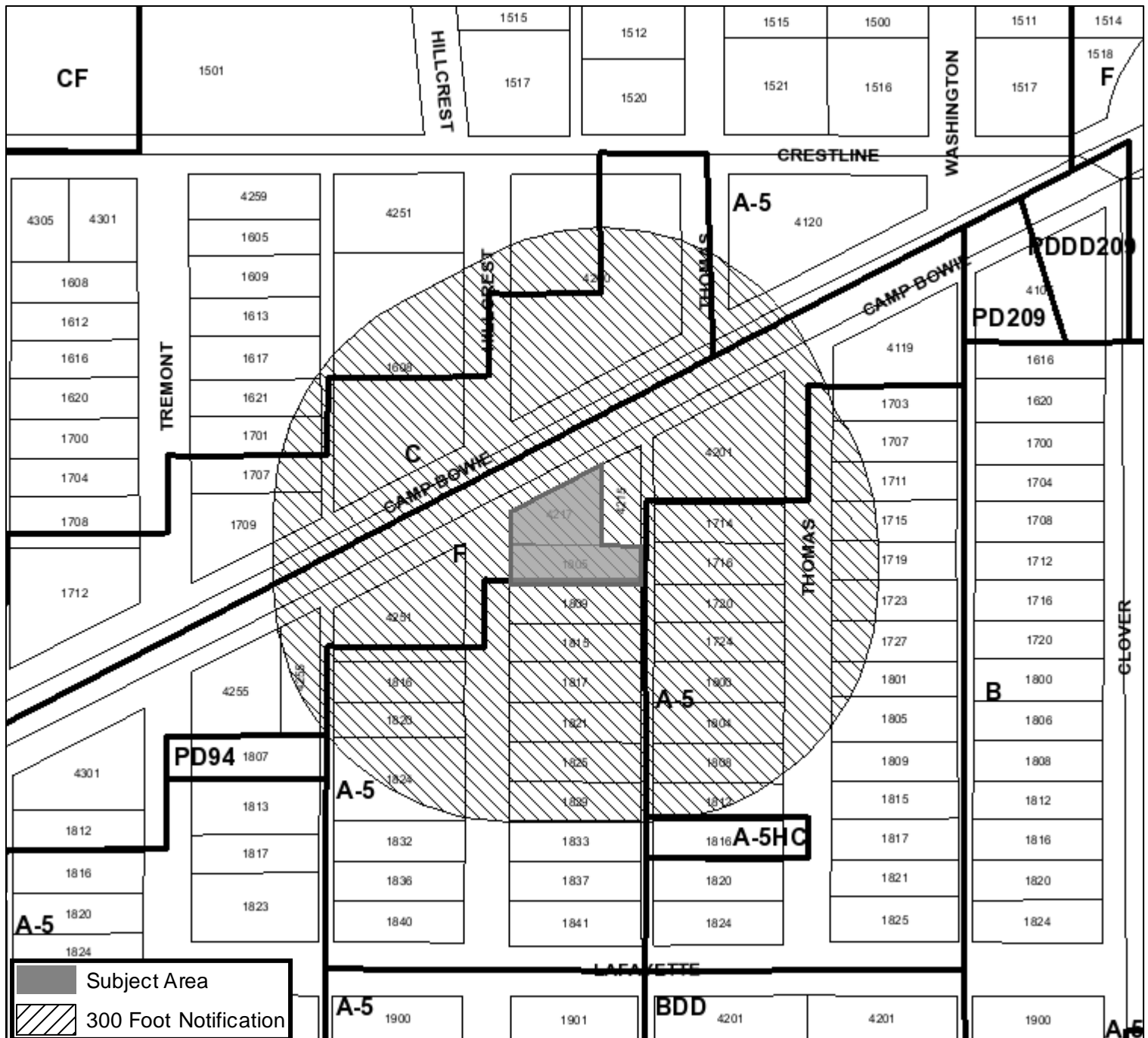
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting



ZC-17-175

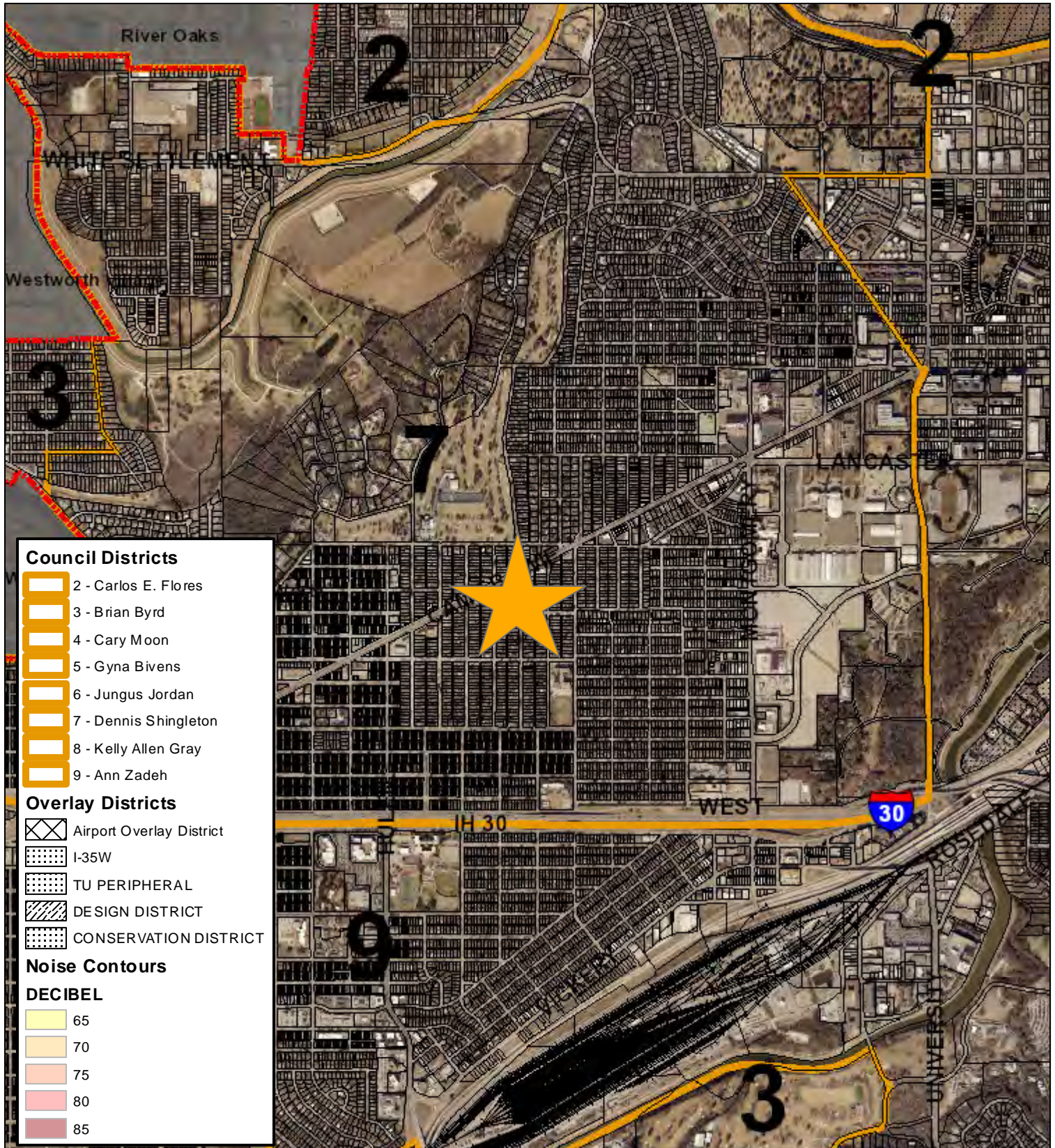
Area Zoning Map

Applicant: Arlington Heights United Methodist Church
Address: 4217 Camp Bowie Boulevard, 1805 Hillcrest Street
Zoning From: F
Zoning To: PD for F with one residential unit
Acres: 0.50668215
Mapsc0: 75G
Sector/District: Arlington Heights
Commission Date: 10/11/2017
Contact: 817-392-2495



0 90 180 360 Feet

Area Map



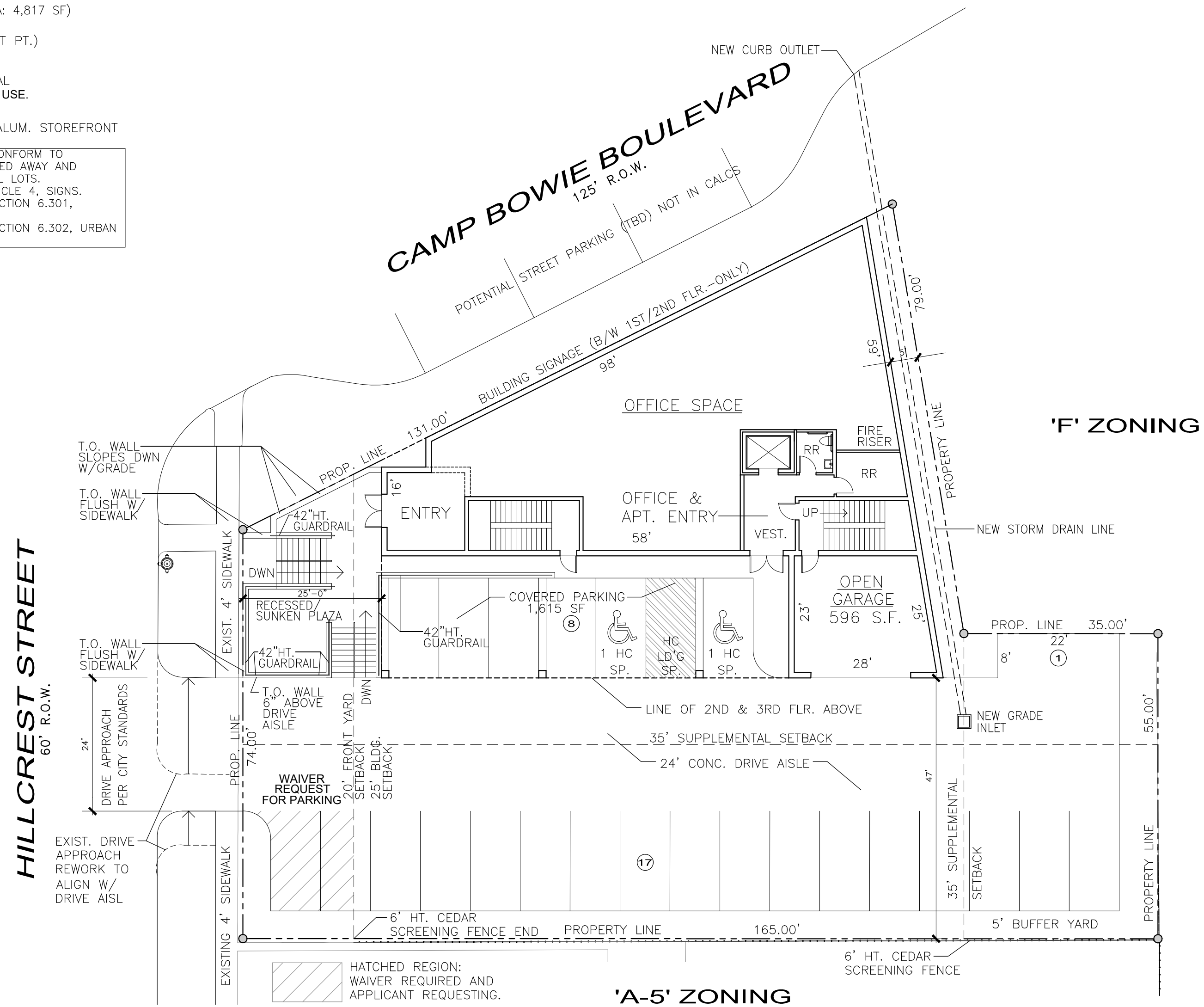
0 1,000 2,000 4,000 Feet



PROPOSED 3-STORY BUILDING
BLDG. FOOTPRINT = 3,709 GSF
O.A. BLDG AREA = 14,878 GSF
RESIDENCE: 3 BDRM (ESTIMATED AREA: 4,817 SF)
GARAGE AREA = 596 SF
MAX HEIGHT = 45' (FROM LOWEST PT.)
MIXED USE: FIRST FLOOR USE: OFFICE
SECOND FLOOR USE: OFFICE
THIRD FLOOR USE: RESIDENTIAL
WAIVER REQUEST FOR RESIDENTIAL USE.

EXTERIOR MATERIALS:
BRICK VENEER, CAST STONE, STUCCO & ALUM. STOREFRONT

NOTES: 1. ALL PROVIDED SITE LIGHTING WILL CONFORM TO LIGHTING STDS. AND WILL BE DIRECTED AWAY AND DOWNWARD OF ADJACENT RESIDENTIAL LOTS.
2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
3. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
4. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.



PARKING CALCULATIONS

OFFICE: 9,600 SF/400 = 24 SPACES REQUIRED
RESIDENTIAL: 3 BEDROOMS OR 2 SPACES REQUIRED
26 SPACES REQUIRED/26 SPACES PROVIDED.



SITE FIRST FLOOR PLAN 3,709 GSF

1/16"

0 8' 16'

ZONING CASE NUMBER: ZC-175

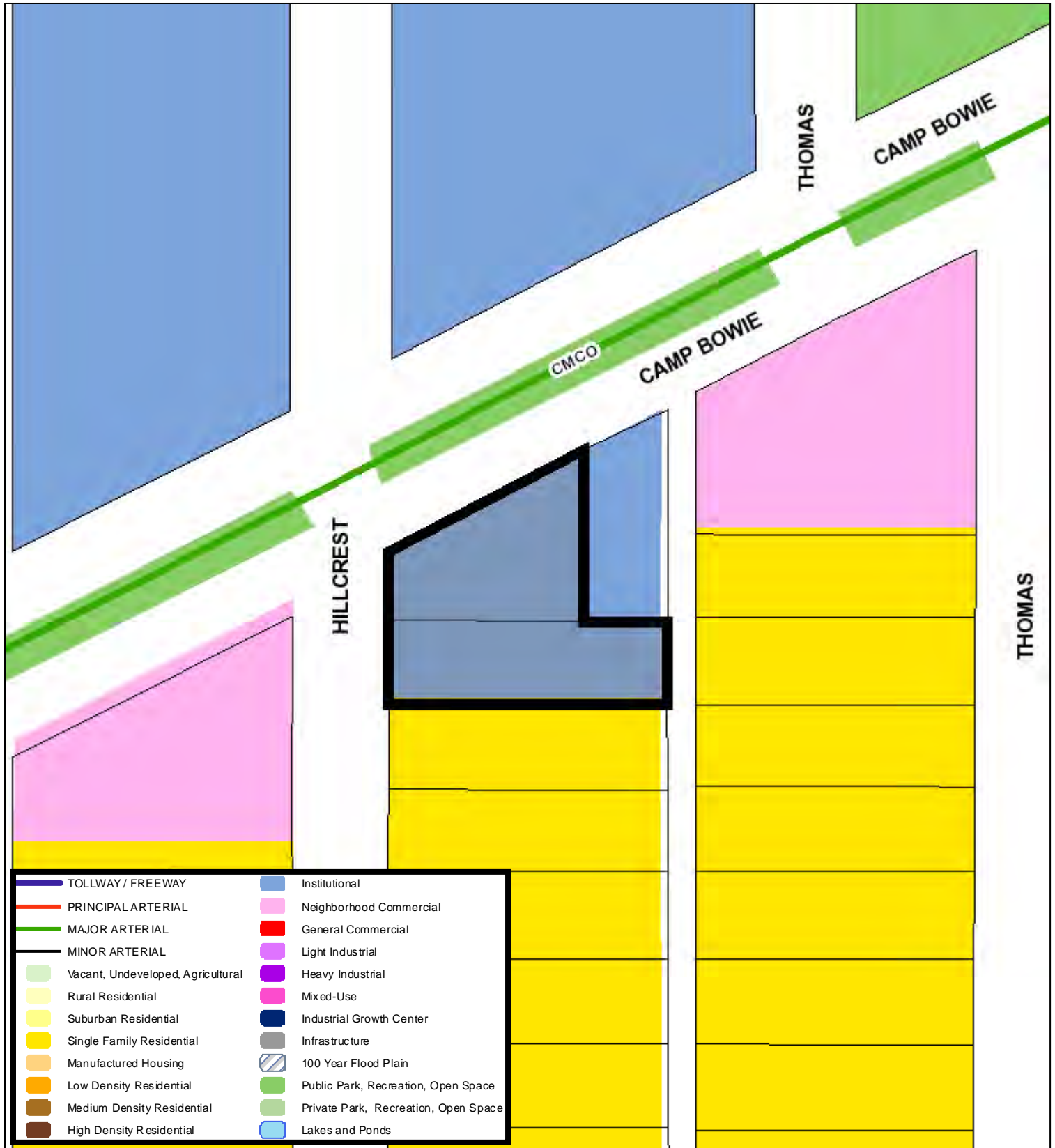
DIRECTOR OF PLANNING AND DEVELOPMENT

DATE



ZC-17-175

Future Land Use



80 40 0 80 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.



Created: 9/29/2017 10:31:35 AM



ZC-17-175

Aerial Photo Map



0 50 100 200 Feet



2. ZC-17-175 Arlington Heights United Methodist Church (CD 7) – 4217 Camp Bowie and 1805 Hillcrest Street (Hillcrest Addition Lot 22 and part of Lot 23, 0.50 ac.) “F” General Commercial To: PD/F Planned Development for all uses in “F” General Commercial with one residential unit; site plan included

Walter Matyastik, 1520 Thomas Place, reviewed the previous meetings discussions and discussed the changes that had been made to the site plan to remove retail uses and provide office on the first two floors as a result. The change in use reduced the parking requirement. He showed an exhibit of the sight lines for vehicles and the water flow across the property. He stated that they are only really asking for the residence to be allowed on the third floor and to keep the parking spots in the front setback that are already existing. He also mentioned the support from the Cultural District Alliance and Camp Bowie Inc.

Dana Matyastik, 1520 Thomas Place, stated that they have owned their own businesses for over 15 years and have done work in the neighborhood on their own home that kept with the time period of the area. She also stated the petition of opposition was deceptive and not clear.

Mary Spradlin, 3940 Floyd Dr, representing the Arlington Heights United Methodist Church stated the church wanted to buy the property next to the site for expansion but was unable to. They decided to sell the property because they want to see it developed. She also stated the Board of Trustees for the church approves of the plans they have seen.

Anne Lydahl, 1720 Thomas Place, spoke in opposition. She showed an opposition map and also turned in more notices against the project. She stated they never heard from the applicant after the last meeting. The development is too dense for the lot size and doesn't think the parking spaces in the setback should be allowed. She does not support the addition of the residential use.

Nancy Jones, 1816 Hillcrest, spoke in opposition. She said it is too much building on a small lot and that it would be a huge building directly next to a residential neighborhood. She showed a chart that compares the floor to area ratio of commercial buildings nearby. She stated this is mixed-use zoning in disguise.

Pat Ferchill, 1408 Washington Terrace, spoke in opposition. He stated that he likes the “F” zoning and design but the building is too big. He stated it does not fit the original and historic intent of Camp Bowie Boulevard and that the scale is out of character with the area.

Marena Carr, 1809 Hillcrest, spoke in opposition. She owns the house directly behind the property, and the building size is too large and dense for the lot.

During the rebuttal, Mr. Matyastik stated all the changes to the site plan were made to accommodate the neighbors. Ms. Matyastik stated people build to the property line all of the time and that the church was willing to work with a parking agreement but they were worried about liability.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, seconded by Mr. Buchanan. The motion passed unanimously 7-0.

Document received for written correspondence				ZC-17-175
Name	Address	In/Out	Position on case	Summary

		300 ft. notification area			
Walter Matyastik	1520 Thomas Place	In	Support		Applicant
Dana Matyastik	1520 Thomas Place	In	Support		Spoke at hearing
Mary Spradlin	3940 Floyd Dr	In	Support		Representing AH United Methodist Church
Anne Lydahl	1720 Thomas Place	In		Opposition	Spoke at hearing & sent notice
Nancy Jones	1816 Hillcrest	In		Opposition	Spoke at hearing & sent letter
Pat Ferchill	1408 Washington Terrace	Out		Opposition	Spoke at hearing & sent notice
Marena Carr	1809 Hillcrest	In		Opposition	Spoke at hearing & sent notice
Gaylord Lummis	1511 Washington Terrace	Out		Opposition	Sent letter
Janice Gafford	1705 Tremont	In		Opposition	Sent notice
Gail & Bill Landreth	1316 Thomas Place	Out		Opposition	Sent notice
William E Bailey	1324 Thomas Place	Out		Opposition	Sent notice
Matthew Johnson	1305 Hillcrest	Out		Opposition	Sent notice
Liz Stapp Fleisher	1504 Thomas Place	Out		Opposition	Sent notice
North Hi Mount NA				Opposition	Sent letter
Robin Shermer	1621 Tremont Ave	In		Opposition	Sent notice
D Barry Hoppin	1260 Tremont	Out		Opposition	Sent notice
Ramon Grado	1701 Tremont	In		Opposition	Sent notice
Edward Stardley	1700 Tremont	Out		Opposition	Sent notice
Randolph W Brown	1704 Tremont	Out		Opposition	Sent notice
Robert & Suzanne Wood	1400 Washington Terrace	Out		Opposition	Sent letter
Beverley Antonick	1815 Hillcrest	In		Opposition	Sent notice
Kevin Schmidt	1807 Tremont	Out		Opposition	Sent notice
Mike Bickley	1824 Hillcrest	In		Opposition	Sent notice & letter
Susan Bickley	1820 Hillcrest	Out		Opposition	Sent notice
Katherine Cunningham	4004 Byers Ave	Out		Opposition	Sent letter
Kent M Watson	1805 Thomas Place	In		Opposition	Sent letter
Arlington Heights NA				Opposition	Sent letter (requested a continuance at Oct meeting)
Rex Benson	1715 Thomas Place	In		Opposition	Sent letter

Laura Lee Everett	1800 Thomas Place	In		Opposition	Sent notice
Kurt & Holly Schaal	1809 Thomas Place	Out		Opposition	Sent notice
Gottlieb	1808 Thomas Place	In		Opposition	Sent notice
Lance & Lori Evans	1825 Thomas Place	Out		Opposition	Sent notice
Robert & Gertrude Welke	1900 Hillcrest	Out		Opposition	Sent notice
John Rohrbach & Joan Massey	2000 Hillcrest	Out		Opposition	Sent notice
Teri Carpenter	1812 Thomas Place	In		Opposition	Sent notice
Mena Kessler	1816 Thomas Place	In		Opposition	Sent notice
Interbank	4255 & 4251 Camp Bowie	In		Opposition	Sent notice
Sarah Singarella	4201 Camp Bowie	In		Opposition	Sent notice
	1714 Thomas Place	In		Opposition	Sent notice
SS Edwards Apartments	1821 Hillcrest	Out		Opposition	Sent notice
Karen Johnston	1836 Hillcrest	Out		Opposition	Sent notice
Deann Mitchell	1833 Hillcrest	In		Opposition	Sent notice
Helen Phripes	1817 Hillcrest	In		Opposition	Sent notice
Todd & Julie	1825 Hillcrest	In		Opposition	Sent notice
Robert Garden	1829 Hillcrest	In		Opposition	Sent notice
Robert & Katie Myers	1837 Hillcrest	Out		Opposition	Sent notice
Barbara Walling	1840 Hillcrest	Out		Opposition	Sent notice
Matt & Breanna King	1841 Hillcrest	Out		Opposition	Sent notice
Teresa Herbello	2007 Hillcrest	Out		Opposition	Sent notice
Stacie Colcon	1717 Thomas Place	Out		Opposition	Sent notice
Bill & Maureen Thomlinson	1711 Thomas Place	In		Opposition	Sent notice
Michelle Dooley	1716 Thomas Place	In		Opposition	Sent notice
Steven Conder	1719 Thomas Place	In		Opposition	Sent notice
Alyssa Williamson	1723 Thomas Place	In		Opposition	Sent notice
Roy & Cindy Brown	1724 Thomas Place	In		Opposition	Sent notice
Sandy & Pat Jarrell	1727 Thomas Place	In		Opposition	Sent notice
Jeff Shores	1801 Thomas Place	In		Opposition	Sent notice
Wesley Hamilton	1804 Thomas Place	In		Opposition	Sent notice

Andrew Small	1820 Thomas Place	Out		Opposition	Sent notice
Jennifer Ward	1821 Thomas Place	Out		Opposition	Sent notice
Valentine McCammish	4701 Birchman	Out		Opposition	Sent notice
Cultural District Alliance			Support		Sent letter
David & Tanya Clair	2029, 2100, 2316 Western Ave; 4522, 5137 Collinwood Ave; 4804 Birchman	Out	Support		Sent letter
Robert J Myers	2525 Ridgmar Blvd Ste 150	Out	Support		Sent letter
Cynthia K Alderman	4533 Collinwood Ave	Out	Support		Sent letter
Marshall Searcy	1517 Hillcrest	Out	Support		Sent letter
Andrew & Amy Yanez	1000 Washington Terrace; 2209/2211 Western Ave; 4601/4603 Byers Ave	Out	Support		Sent letter
Darin Norman	2013 Thomas Place	Out	Support		Sent letter
Jordan Johnson	2204 Hillcrest	Out	Support		Sent letter
Joseph DeWoody	3724 Hamilton Ave	Out	Support		Sent letter
Mark Childress	4215 Camp Bowie	In	Support		Sent letter
Kristi Kolpanen			Support		Sent letter as a member of Arlington Heights United Methodist Church
Robert Moore			Support		Sent letter as a member of Arlington Heights United Methodist Church
Karen Van Eaton			Support		Sent letter as a member of Arlington Heights United Methodist Church
Sue Newby			Support		Sent letter as a member of Arlington Heights United Methodist Church
Michael Jann			Support		Sent letter as a member of Arlington Heights United Methodist Church

3. ZC-17-184 Kings Hwy Church/3701 Airport Fwy LLC/A. Lopez (CD 4) – 4001, 4101 Airport Fwy, 925 Kings Hwy., 4001, 4100 Fain St. (Otto Kurtz Addition, Block 1, Lot 1; Lewis G. Tinsley Survey, Abstract No. 1523, being part of Lots 1, 2 and 3, Block 1, Sylvan Crest Addition, 2.64 ac.) From: “B” Two-Family and “E” Neighborhood Commercial To:

		300 ft notification area			
Justin Light	500 W 7 th Suite 600		Support		Representing Applicant
Stacey Fox	7304 Vanessa Dr		Support		Spoke at hearing
Jerry Strother	3117 Marigold			Opposition	Did not speak
Carole Strother	3117 Marigold			Opposition	Did not speak
Rick Herring	1128 Bonnie Brae			Opposition	Spoke at hearing and sent letter
Ken Hicks	1128 Bonnie Brae			Opposition	Spoke at hearing
Libby Willis	2300 Primrose			Opposition	Spoke at hearing and sent letter
Brian Bentley	2528 Jamestown, Denton, Tx			Opposition	Spoke at hearing

21. ZC-17-175 ARLINGTON HEIGHTS UNITED METHODIST CHURCH (CD 7) – 4217 Camp Bowie and 1805 Hillcrest Street (Hillcrest Addition Lot 22 and part of Lot 23, 0.50 ac.) “F” General Commercial To: PD/F Planned Development for all uses in “F” General Commercial with one residential unit; site plan included

Walter Matyastik, 1520 Thomas Place, stated the Methodist church separates his current home from this property. He wants to build a condo on the top floor. He requested a continuance for further discussion with the neighborhood.

Nancy E. Jones, 1816 Hillcrest, spoke in opposition. She said she is one of the most affected neighbors because the building is too big and too tall. She stated it out of scale with the neighborhood. She also has concerns with parking. She read a letter from the property owner to the south of the property and gave a petition in opposition.

Anne Lydahl, 1720 Thomas Pl, spoke in opposition. She stated she had no issues with two stories, but the larger three story building will block the view of the church and that parking is in short supply.

Brenda Helmer, 4900 Birchman, president of the Arlington Heights Neighborhood Association requested a continuance and she has questions regarding the site plan, waivers, and parking.

Motion: Following brief discussion, Mr. Aughinbaugh recommended a 30-day continuance of the request, seconded by Ms. Conlin. The motion passed unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-17-175
Name	Address	In/Out 300 ft notification area	Position on case	Summary

Walter Matyastik	1520 Thomas Pl		Support		Representing Applicant
Nancy E Jones	1816 Hillcrest			Opposition	Spoke at hearing and sent email
Anne Lydahl	1720 Thomas Pl	In		Opposition	Spoke at hearing and sent notice
Brenda Helmer	4900 Birchman	Out		Opposition	Spoke at hearing
Kent Watson	1805 Thomas Pl	In		Opposition	Sent email
David Benson	1715 Thomas Pl	In		Opposition	Sent email
Helen Phiripes	1817 Hillcrest	In		Opposition	Sent notice
Todd Kibler	1825 Hillcrest	In		Opposition	Sent notice
Robert Gorden	1829 Hillcrest	In		Opposition	Sent notice
Katie Myers	1837 Hillcrest	Out		Opposition	Sent notice
Barbara Walling	1840 Hillcrest	Out		Opposition	Sent notice
Breanna King	1841 Hillcrest	Out		Opposition	Sent notice
Teresa Herbell	2007 Hillcrest	Out		Opposition	Sent notice
Stacie Colson	1707 Thomas Pl	In		Opposition	Sent notice
Maureen Tomlinson	1711 Thomas Pl	In		Opposition	Sent notice
Michelle Dooley	1716 Thomas Pl	In		Opposition	Sent notice
Steven Conder	1719 Thomas Pl	In		Opposition	Sent notice
Alyssa Williamson	1723 Thomas Pl	In		Opposition	Sent notice
Roy + Cindy Brown	1724 Thomas Pl	In		Opposition	Sent notice
Pat Jarrell	1727 Thomas Pl	In		Opposition	Sent notice
Jeff Shores	1801 Thomas Pl	In		Opposition	Sent notice
Wesley Hamilton	1804 Thomas Pl	In		Opposition	Sent notice
Andrew Small	1820 Thomas Pl	Out		Opposition	Sent notice
Jennifer Ward	1821 Thomas Pl	Out		Opposition	Sent notice
Valentina McCamish	4701 Birchman Ave	Out		Opposition	Sent notice